

INSTRUMENT # 2022589501
12/16/2022 at 09:59:31 AM
Deputy Clerk: KGREY
Cindy Stuart, Clerk of the Circuit
Court Hillsborough County

This Instrument Prepared by and Return to:
Anne M. Malley, Esquire
Address:
Anne M. Malley, P.A.
36739 State Road 52, Suite 105
Dade City, FL 33525

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**CERTIFICATE OF AMENDMENT
TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF MARTIN'S GARDENS**

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on November 30, 2022, upon the affirmative vote of a majority of those members present (in person or by proxy), the Declaration of Covenants, Conditions and Restrictions of Martin's Gardens, originally recorded in O.R. Book 22524, Page 418, et seq., in the Public Records of Hillsborough County, Florida, be, and the same is hereby amended as follows:

The Declaration of Covenants, Conditions and Restrictions of Martin's Gardens is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to the Declaration of Covenants, Conditions and Restrictions and easements of Martin's Gardens."

IN WITNESS WHEREOF, Martin's Gardens Homeowners Association, Inc. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed, this 9th day of December, 2022

MARTIN'S GARDENS HOMEOWNERS
ASSOCIATION, INC.

(Corporate Seal)

By: [Signature]
Roberto Vega, President

Attest: [Signature]
Chad Gaiser, Secretary

STATE OF FLORIDA
COUNTY OF ~~DADE~~ Hillsborough

On this 9th day of December, 2022, personally appeared before me by means of physical presence or online notarization, Roberto Vega, President, and Chad Gaiser, Secretary, of Martin's Gardens Homeowners Association, Inc., who are personally known to me or produced _____ as identification and who did take an oath.



[Signature]
NOTARY PUBLIC
State of Florida at Large
My Commission Expires: 10/21/2026

EXHIBIT "A"

**SCHEDULE OF AMENDMENTS
TO THE
THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS
AND EASEMENTS OF MARTIN'S GARDENS**

**ADDITIONS INDICATED BY UNDERLINE
DELETIONS INDICATED BY ~~STRIKE THROUGH~~
OMISSIONS INDICATED BY ELLIPSIS....**

1. ARTICLE VII, GENERAL COVENANTS AND RESTRICTIONS, Section 3. of the Declaration is amended to add an entirely new Subparagraph 3.(a) to read as follows:

Section 3(a) Leasing. Leases shall be prohibited for the first twenty-four (24) months after acquiring ownership of a Lot. The Board shall be notified in writing, on such forms as it may require, of the proposed lease and may require submission of a true and fully executed copy of same.

2. ARTICLE VII, GENERAL COVENANTS AND RESTRICTIONS, Section 3. of the Declaration is amended to add an entirely new Subparagraph 3.(b) to read as follows:

Section 3(b) Lease Terms. Leases for a term of less than six (6) months are prohibited and a Lot may not be leased more than three (3) times in a calendar year.